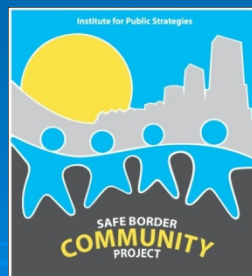




# Crime Free Multi-Housing Program

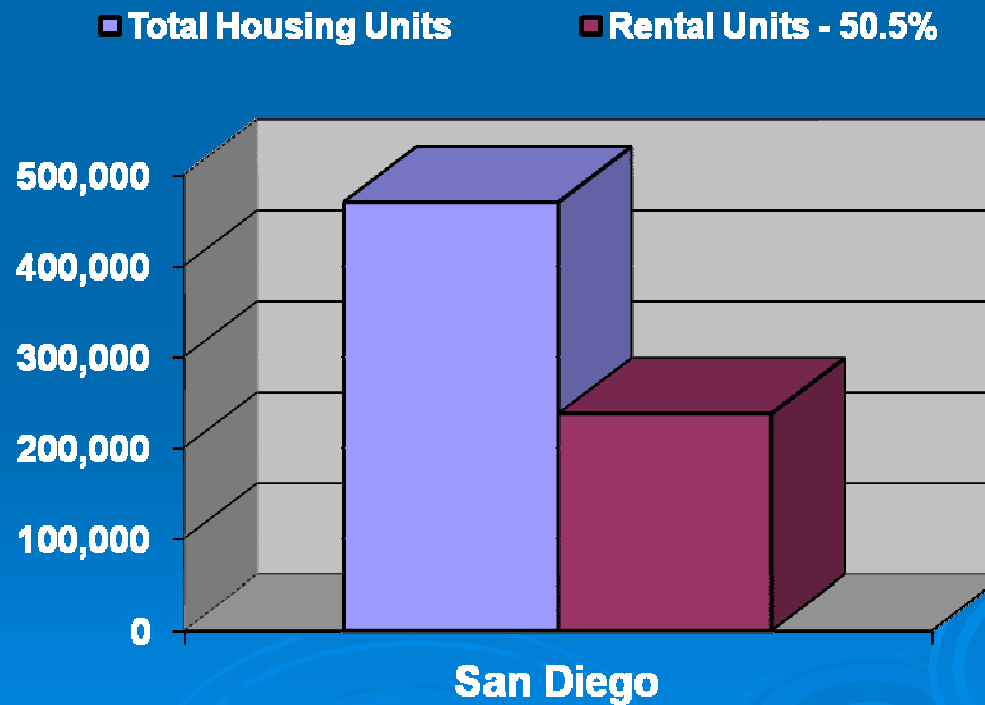
## Crime Prevention for Apartment Communities



This project is supported in part by Grant No. 2009-SC-B9-0038 awarded by the Bureau of Justice Assistance. The Bureau of Justice Assistance is a component of the Office of Justice Programs, which also includes the Bureau of Justice Statistics, the National Institute of Justice, the Office of Juvenile Justice and Delinquency Prevention, the SMART Office, and the Office for Victims of Crime. Points of view or opinions in this document are those of the author and do not represent the official position or policies of the United States Department of Justice.

- Rental property can be susceptible to higher incidents of criminal activity and nuisances issues due to higher density living, tenant turnover rates, and lack of community involvement by tenants.

The City of San Diego has a high ratio of rental properties.

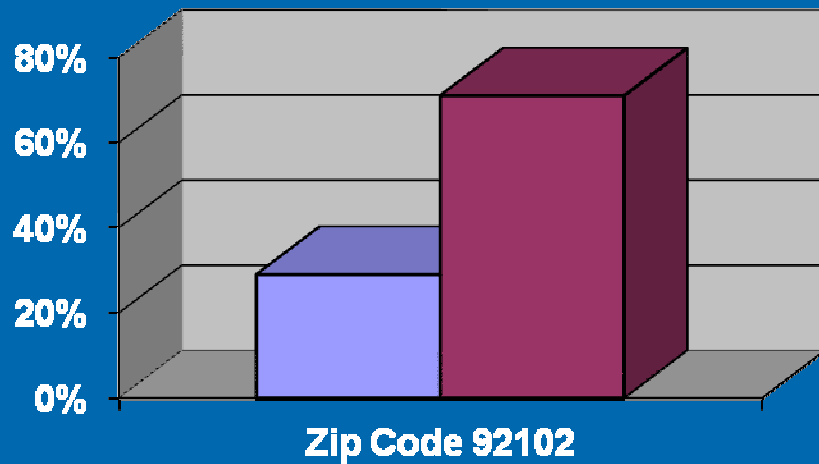


# Impacts

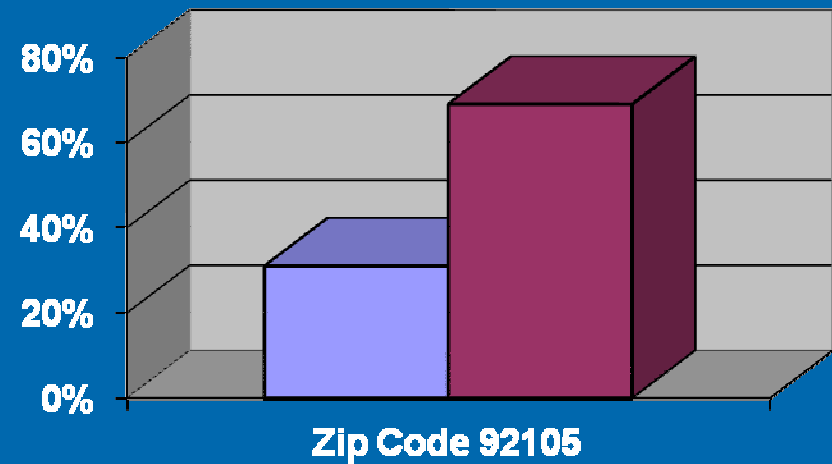
## ➤ Incidents of violent crimes at or near apartments:

- Courtney Graham killed near apartments - July (92105)
- Aaron Robinson killed in an apartment - Oct. 3<sup>rd</sup> (92102)
- Two boys shot & wounded at an apartment complex - Oct. 9<sup>th</sup> (92105)
- Bystander hit by errant gunshot in Lincoln Park - Oct. 9<sup>th</sup> (92113)

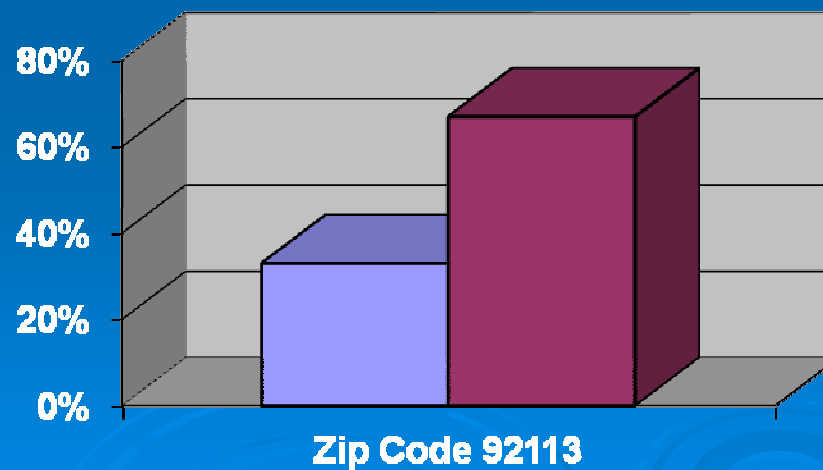
■ Owner Occupied ■ Rental Units 71 %



■ Owner Occupied ■ Rental Units 69%



■ Owner Occupied ■ Rental Units 67%



# Apartment Community Impacts

## ➤ Impacts:

- Community perception of criminal activity/crime
- Lack of community / social connections
- Lack of children getting physical activity
- Lack of “Eyes on the Street”
- Decrease of “Quality of Life” in community

# Apartment Communities

- Apartment residents should be able to live, work, and play in a safe environment.
- To help improve safety and the quality of life for apartment residents we support the Crime Free Multi-Housing Program.

The **Crime Free Multi-Housing Program** is a three phase approach to crime prevention designed for apartment communities.

### **Phase 1: Management Training**

8 hour training for apartment managers

### **Phase 2: Security / Safety**

On site safety / security inspection of apartment community

### **Phase 3: Resident Participation**

On site meeting with management – law enforcement – residents

#### **CFMH Certification – Monitoring**

To ensure continued compliance the Program requires annual renewal of the property certification which includes:

- Annual security / safety inspections by law enforcement
- Annual resident meetings with management and law enforcement
- On-going review of calls for service / criminal activity

# What is Crime Free Multi-Housing?

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San Diego County Sheriff's Department



# Crime Free Multi Housing Program

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- Pioneered in 1992 by the Mesa Police Department in Arizona
- New approach to crime prevention in rental communities
- Crime-free programs have three phases:
  - 8 hour training for the property manager
  - An inspection of the property-CPTED
  - A community forum designed to foster positive relations between residents, management and enforcement

# Three Key Elements

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- Enhanced Physical Security

- CPTED (Crime Prevention Through Environmental Design)

- Tenant Involvement

- “eyes and ears” of their community
  - Crime Free Lease Addendum

- Management Training

- Teach managers what they need to know

# Benefits to Property Owners and Managers

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- Higher Demand
- Increased Occupancy Rates
- Reduce Problem Tenants
- Reduce Maintenance
- Increased Property Values

# Benefits to Tenants

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- Better Neighbors
- Safer Environment
- Involved Property Management

# Benefits to the Sheriff's Department

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- Lower calls for service
- More deputies available to respond to other calls
- Getting to know the manager

# Goals of Certification

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- Keeping illegal activity out of rental properties, drugs, prostitution, gangs etc
- Unique coalition between management, owners and Law Enforcement.
- Solution oriented, certificate program

# Lease Addendum

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## Crime-Free Lease Addendum

In addition to all other terms of the lease, Landlord and Tenant agree as follows:

- (a) The Tenant, any member of the Tenant's household, any guest or any other person associated with the Tenant on the leased premises:
  - (1) Shall not engage in any nuisance activity as defined in Civil Code sections 3479 and 3480, any criminal activity, including drug-related criminal activity, on the leased premises. "Drug related criminal activity" means the illegal manufacture, sale, distribution, use, or possession of any illegal or controlled substance as defined in 21 U.S.C. 802.**
  - (2) Shall not engage in any act intended to facilitate nuisance or criminal activity.
  - (3) Shall not allow the dwelling unit to be used for or to facilitate any nuisance or criminal activity.
- (b) The Tenant, any member of the Tenant's household, any guests or any other person associated with the Tenant shall not violate any civil law, ordinance or statute in the use and occupancy of the premises, commit waste or nuisance, annoy, molest or interfere with any other person on the property.
- (c) ANY ACTIVITY PROHIBITED BY THIS AGREEMENT SHALL CONSTITUTE A SUBSTANTIAL VIOLATION OF THE LEASE, MATERIAL NONCOMPLIANCE WITH THE LEASE, AND GROUNDS FOR TERMINATION OF TENANCY AND EVICTION

# Tools

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- East County Public Safety Task Force  
Lakeside/Spring Valley
- Crime Free Multi Housing Ordinance



# Specific Ordinance Guidelines

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- (a) The Crime Free Multi-Housing Certification requirement shall only apply to residential rental housing facilities that have at least ten calls for service to the Sheriff's Department and/or the Fire Department within any given ninety day period. The Certification requirement shall also only apply to residential rental housing facilities that have a disproportionately higher amount of calls for service, as measured by at least 25% higher calls for service when compared to two similar residential rental housing facilities in any given ninety day period.

# Calls for service

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## Disturbances vs. Crimes

Drunk in Public

Noise Complaints

Drug related

Violence

Vandalism

Theft

Medical Aid (drug related)

Domestic Violence

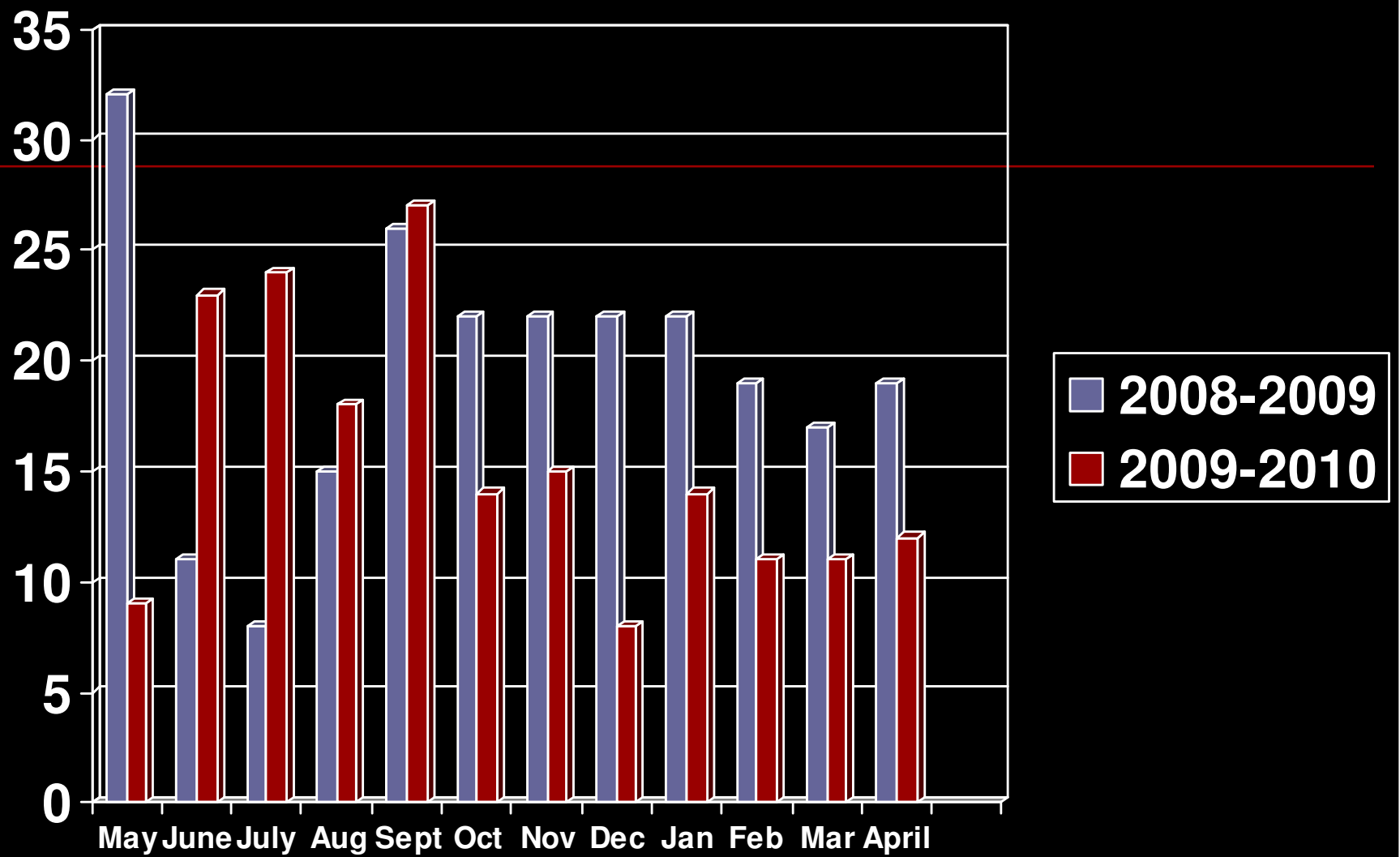
# Nuisance Property

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## 12905 Maplevue

(526 calls for service)

- 2008- 491 calls for service  
-\$50,000 for a one year period
- May 09'-May 10' 129 calls for service  
-\$25,910 for a one year period



12905 Maplevue

